

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
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SUSSEX COUNTY COUNCIL

A G E N D A

JUNE 14, 2022

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 7, 2022

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Administrator's Report

Karen Brewington, Director of Human Resources

1. Second Quarter Employee Recognition Awards

Hans Medlarz, County Engineer

1. Bulk Delivery of Seed and Chemical, Project M19-31
 - A. FY 2023 Funding Approval
2. Artesian Water Company, LLC
 - A. Ellendale Water District Agreement – Amendment No. 2



Old Business

1. **Conditional Use No. 2315 filed on behalf of American Storage of Delaware, LLC**
“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTIFAMILY UNITS (140 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 17.63 ACRES, MORE OR LESS” (property lying on the west side of John J. Williams Highway [Route 24], approximately 0.25 mile south of the intersection of Autumn Road [S.C.R. 299] and Bay Farm Road [Route 299]) (911 Address: N/A) (Tax Parcels: 234-29.00-49.02 [portion of], 49.03 & 50.00)
2. **Change of Zone No. 1954 filed on behalf of American Storage of Delaware, LLC**
“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 8.27 ACRES, MORE OR LESS” (property lying on the west side of John J. Williams Highway [Route 24], approximately 0.25 mile south of the intersection of Autumn Road [S.C.R. 299] and Bay Farm Road [Route 299]) (911 Address: N/A) (Tax Parcel: 234-29.00-49.02 [portion of])
3. **Change of Zone No. 1955 filed on behalf of American Storage of Delaware, LLC**
“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A PORTION OF CERTAIN PARCELS OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 17.63 ACRES, MORE OR LESS” (property lying on the west side of John J. Williams Highway [Route 24] approximately 0.25 mile south of the intersection of Autumn Road [S.C.R. 299] and Bay Farm Road [Route 299]) (911 Address: N/A) (Tax Parcels: 234-29.00-49.02 [portion of], 49.03 & 50.00)

Grant Requests

1. Pop Warner Little Scholars, Inc. for a concession trailer upgrade
2. Southern Delaware Women’s Multisport Club for uniforms
3. True Blue Jazz, Inc. for festival expenses

Introduction of Proposed Zoning Ordinances

Council Members’ Comments

Executive Session – Land Acquisition, Pending/Potential Litigation, Collective Bargaining pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session items

1:30 p.m. Public Hearings

Change of Zone No. 1946 filed on behalf of Ronald and Candice Gray

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-2 BUSINESS COMMUNITY DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 1.564 ACRES, MORE OR LESS” (property lying on the west side of Roxana Road [Rt. 17], approximately 0.69-mile northeast of the intersection of Roxana Road and Daisey Road [S.C.R. 370]) (911 Address: N/A) (Tax Parcel: 134-15.00-20.12)

Conditional Use No. 2293 filed on behalf of Ronald and Candice Gray

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR 703 STORAGE UNITS AND OUTDOOR STORAGE FOR BOATS AND RV’S TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 8.424 ACRES, MORE OR LESS” (property lying on the west side of Roxana Road [Rt. 17] approximately 0.68-mile northeast of the intersection of Roxana Road and Daisey Road [S.C.R. 370]) (911 Address: N/A) (Tax Parcel: 134-15.00-20.06)

Conditional Use No. 2294 filed on behalf of Horsey Family, LLC

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE EXPANSION OF CU 1741 (ORDINANCE 2021) FOR THE EXPANSION OF A BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 62.204 ACRES, MORE OR LESS” (property lying on the east side of Asbury Road [S.C.R. 446] approximately 0.35 mile south of County Seat Highway [Rt. 9]) (911 Address: N/A) (Tax Parcel: 231-21.00-21.00)

Conditional Use No. 2298 filed on behalf of Freeman Solar, LLC

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT, A GR GENERAL RESIDENTIAL DISTRICT, AND A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A 75 MEGAWATT SOLAR FARM TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 350.96 ACRES, MORE OR LESS” (property lying on the east and west side of Calhoun Road [S.C.R. 621] and South Shawnee Road [Route 36] approximately 1,267 feet south of Shawnee Road [Route 36]) (911 Address: N/A) (Tax Parcels: 130-3.00-246.00-247.00 & 247.02, 130-6.00-75.00, 76.00, 92.00, 94.00, 95.00, 96.00 & 97.00)

Conditional Use No. 2363 filed on behalf of Laurel Wesleyan Church - c/o Reverend M. Scott Conn

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR AN ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 7.03 ACRES, MORE OR LESS” (property lying on the west side of Seaford Road [Rt. 13A] approximately 0.53 mile northwest of Discount Land Road [S.C.R. 468]) (911 Address: 30186 Seaford Road, Laurel) (Tax Parcel: 232-12.10-3.00)

Conditional Use No. 2352 filed on behalf of CB Lewes, LLC

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT TO AMEND THE CONDITIONS OF APPROVAL OF CONDITIONAL USE NO. 1845 (ORDINANCE NO. 2106) TO INCREASE THE NUMBER OF PERMITTED MULTIFAMILY UNITS FROM 168 TO 198 FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 18.08 ACRES, MORE OR LESS” (property lying on the northeast side of Plantations Road [Rt. 1D], 850 feet north west of Robinsonville Road [S.C.R. 271]) (911 Address: N/A) (Tax Parcel: 334-6.00-504.02)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 7, 2022 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/county-council>.

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